

# Land Development Code Improvement Committee Round Two – Kickoff Meeting



Louisville Metro Planning & Design Services

May 22, 2012

# LDC Improvement Committee

## AGENDA

- INTRODUCTIONS
- BRIEF SUMMARY OF ROUND ONE LDC COMMITTEE MEETINGS
- DISCUSSION OF ROUND TWO MEETING PROCEDURES
- BRAINSTORMING SESSION:  
LDC TOPICS TO BE COVERED BY COMMITTEE  
POTENTIAL SUB-COMMITTEES
- NEXT SCHEDULED MAIN COMMITTEE MEETING  
DATE & TIME TO BE DISCUSSED (POSSIBLY JUNE 26<sup>TH</sup>, 2012 AT 3PM)  
METRO DEVELOPMENT CENTER  
FIRST FLOOR CONFERENCE ROOM

# LDC Improvement Committee

- Main Committee Members:
  - Jim King - Metro Councilperson District 10
  - Jon Ackerson - Metro Councilperson District 18
  - Donnie Blake - Planning Commission Chairman
  - David Proffitt - Planning Commission & Board of Zoning Adjustments Member
  - Phillip Bills - Director of Planning & Design Services
  - Jim Mims - Director of Codes and Regulations
  - Chuck Kavanaugh - Homebuilders Association of Louisville
  - Pat Dominik - Sabak, Wilson & Lingo
  - Kathy Linares - Mindel Scott & Associates
  - Deborah Bilitski - Wyatt Tarrant & Combs
  - Barbara Sinai - Crescent Hill Community Council
  - Steve Porter - Attorney
  - Tom FitzGerald - Kentucky Resources Council
  - Teena Halbig - Floyds Fork Environmental Association

# LDC Text Amendment Process

1. LDC Improvement Committee
2. Planning Committee (Sub-committee of Planning Commission)
3. Planning Commission
4. Legislative Body (Metro Council & other 2<sup>nd</sup>-4<sup>th</sup> class cities in Jefferson County)

# Round One Summary

- The recent audit of Planning & Design Services resulted in several recommendations, one of which is to update and simplify the Land Development Code.
- In September 2011, the Land Development Code (LDC) Improvement Committee, which is comprised of Louisville Metro Government staff, representatives from the development community, representatives from neighborhood and preservations groups, and other interested parties, began meeting regularly to discuss potential improvement ideas for the Land Development Code.
- The LDC Committee decided to divide their mission into two phases. “Round One” would be the initial focus of the group’s discussions and would concentrate on identifying minor changes to the LDC. These Round One minor changes could be items such as correcting errors, eliminating duplications or repetitive language or sections, improving cross-referencing and other things of the like. Comments that did not fall into this category, according to the LDC Committee, would be revisited during the “Round Two” phase of committee discussions.

# Round One Summary

- Staff solicited feedback regarding potential changes to the LDC from various sectors of the community who frequently deal with the Land Development Code and Planning & Design Services.
- Staff compiled the list of 164 comments received and the LDC Committee began discussing each comment individually. (See Master LDC Comment List). Upon discussing each comment the LDC Committee would decide to take one of the following four actions: (1) agree to make the change suggested in the comment, (2) ask staff to further research the comment and revisit at a later meeting, (3) hold the comment for further discussion in the Round Two portion of the committee meetings, or (4) choose to take no action on the comment.
- Of the 164 comments received, the LDC Committee decided that 56 comments should be addressed with an LDC text amendment as a part of Round One. These 56 comments were then turned into 112 individual proposed LDC text amendments. These 112 proposed LDC text amendments are the subject of Case No. 17064. As you can see from the attached document that outlines all 112 proposed amendments, the changes are spread out through all eleven chapters of the Land Development Code.

# Round One Summary

- See the document titled *Proposed LDC Text Amendments* for complete text of each proposed amendment. The following is a categorized summary of the 112 proposed LDC text amendments:
- Chapter 1
  - Updating of outdated terminology and effective dates.
  - Inclusion of Preliminary Subdivision Plans able to receive two year approval window.
  - Amended language on clearing and grading approval period.
  - Moved all definitions to Chapter One.
  - Several definition amendments including introduction of several Green Management Practices (GMP) related definitions.
- Chapter 2
  - Clarification of minor amendment vs. major amendment for Planned Development District.
  - Improved cross-referencing.
  - Correction of grammatical errors.
  - Outdated intent statement for EZ-1 Enterprise Zone has been deleted.

# Round One Summary

- Chapter 3
  - Remove outdated BROD and DDRO regulations from Appendices and include reference to internet location in their place.
- Chapter 4
  - Updated section numbering and terminology.
  - Minor changes to Temporary Activity Permits section.
  - Updated refuse disposal container language.
- Chapter 5
  - Inserted threshold tables that include breakdown of Category 2A/2B plan reviews.
  - Improved cross-referencing.
  - Improved consistency of sight triangle/vision clearance requirement.
  - Correction of grammatical errors.
  - Clarifying statement added within each form district to determine whether parking areas are excluded from minimum setback requirements.
  - Elimination of repetitive sections.
  - Relocation of form district specific requirements to more appropriate locations in LDC so not so easily overlooked.

# Round One Summary

- Chapter 5 (cont.)
  - Updated section numbering.
  - Introduction of 6 foot sidewalk width requirement along arterial level roadways where no verge exists.
- Chapter 6
  - Introduction of Green Management Practices (GMP) concept of optional development techniques and incentives throughout chapter.
  - Update section numbering.
- Chapter 7
  - Eliminated the requirement to include landscape buffer areas, woodland protection areas and designated parkway buffers on minor subdivision plats.
- Chapter 8
  - Improved cross-referencing for TNZD signage requirements.

# Round One Summary

- Chapter 9
  - Updated drive-thru parking lane requirements.
  - Improved cross-referencing.
  - Amendments to parking study requirements section.
  - Correction of grammatical errors.
  - Updated bicycle parking design manual.
- Chapter 10
  - Introduction of Green Management Practices (GMP) concept of optional development techniques and incentives throughout chapter.
- Chapter 11
  - Updated outdated terminology and section numbering.
  - Eliminated seven day waiting period between required neighborhood meeting and formal application submittal for rezonings and Conditional Use Permits.
  - Correction of grammatical errors.
  - New language giving Planning Director authority to resolve situations involving conflicting LDC requirements.

# Round One Summary

- The 112 LDC text amendments from Round One (Case No. 17064) were recommended for approval by the Planning Commission at their March 29, 2012 meeting.
- Consideration of these amendments for adoption by Metro Council and other legislative bodies is pending.
- Round One *Proposed LDC Text Amendments* Document and *Master LDC Comment List* and other information regarding the LDC Committee's activities can be found at [www.louisvilleky.gov](http://www.louisvilleky.gov), navigate to Planning & Design Services page, select Land Development Code, then select Land Development Code Improvement Committee link.

# LDC Main Committee

- LDC Main Committee - 14 Members
  - Main Committee to meet regularly (monthly?).
  - Review, discuss and take action on recommendations brought forward by LDC sub-committees and others.
  - Each of the 14 members will have a vote on various action items brought before the main committee, and a majority (or 8 votes) will be required to approve or deny a specific item.
  - Members of main committee may send an alternate to meetings in their place in case of a known absence.

# LDC Sub-Committees

- LDC Sub-Committees
  - Multiple sub-committees will be created to meet on an as needed basis on a variety of topics.
  - Participation on the sub-committees is open to any interested individual.
  - Planning & Design Services staff will also be recruited to participate on the various sub-committees.
  - Sub-committees will provide status updates and make recommendations to the main committee.

# LDC Committee Discussion Topics

- Any concept or idea may be brought up for discussion during Round Two.
- Over 100 comments from the Master LDC Comment List were reserved for discussion during Round Two. These items must be addressed as Round Two progresses.
- Much of the initial work will likely be accomplished in the sub-committees. The following is a list of potential sub-committees that may need to be created:
  - Chapter 2 - Permitted Use Listings
  - Chapter 5 - Form Districts
  - Chapter 5 - Infill Development Standards
  - Chapter 7 - Minor Subdivisions
  - Chapter 10 - Landscaping/Tree Canopy
  - Chapter 11 - Development Review Process
  - Affordable Housing
  - Miscellaneous Research
- Ideas for additional sub-committees?
- Volunteers for sub-committees?

# Scheduling of Next Main Committee Meeting

- Today's meeting, May 22<sup>nd</sup> from 3:00-5:00pm, is the fourth Tuesday of the month.
- Does that day and time work for most of the group?
- If so, the next main committee meeting will be on:
  - Tuesday, June 26, 2012
  - 3:00-5:00 PM
  - Metro Development Center
  - 444 South 5<sup>th</sup> Street
  - 1<sup>st</sup> Floor Conference Room

# Contact Information

- Michael Hill, AICP  
Planning Coordinator  
Louisville Metro Planning & Design Services  
444 South 5<sup>th</sup> Street, 3<sup>rd</sup> Floor  
Louisville, KY 40202  
502-574-6230  
[Michael.Hill@louisvilleky.gov](mailto:Michael.Hill@louisvilleky.gov)

